THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181218606** Karen Johnson Davidson County Batch# 190618 DEEDWARR 02/01/2019 08:57:06 AM 2 pgs Fees: $13.00 Taxes: $1,184.00 20190201-0009650	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 29th day of January, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Nickolas T. Wood and Vanessa Wood 215 Wauford Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-06-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Joseph Modesto, Jr., married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nickolas T. Wood and Vanessa Wood, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Revised, Caldwell Hall, Section 1 of record in Plat Book 2900, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Joseph Modesto, Jr. by Quitclaim deed from Shannon Modesto of record in Instrument No. 20131001-0102890 Register's Office for Davidson County, Tennessee, dated September 24, 2013 and recorded on October 01, 2013. Lindsey Modesto joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above described property as spouse of Michael Joseph Modesto, Jr.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 58, Register's Office for Davidson County, Tennessee.

This is improved property located at 215 Wauford Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of January, 2019.

Michael Joseph Modesto, Jr.

Lindsey Modesto

STATE OF FL)
COUNTY OF Sarasota)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Joseph Modesto, Jr. and Lindsey Modesto, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of January, 2019.

Notary Public
My Commission Expires: Jul 31, 2021

STEPHANIE N FRANKS
Notary Public - State of Florida
Commission # GG 129786
My Comm. Expires Jul 31, 2021
Bonded through National Notary Assn.